	Total Card /	Total Parcel
APPRAISED:	1,040,500 /	1,040,500
USE VALUE:	1,040,500 /	1,040,500
ASSESSED:	1,040,500 /	1,040,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	MARATHON ST, ARLINGTON

OWNERSHIP
Unit #:

Owner 1:	ALBIN MARGARET G
Owner 2:	
Owner 3:	
Street 1:	210 MUNROE HILL RD
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	01741		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:		Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1902, having primarily Stucco Exterior and 3576 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7000.000	531,400	5,100	504,000	1,040,500

Total Card	0.161	531,400	5,100	504,000	1,040,500
Total Parcel	0.161	531,400	5,100	504,000	1,040,500

Source: Market Adj Cost   Total Value per SQ unit /Card: 290.97   /Parcel: 290.97

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	531,400	5100	7,000.	504,000	1,040,500		Year end	12/23/2021
2021	111	FV	531,400	5100	7,000.	504,000	1,040,500		Year End Roll	12/10/2020
2020	111	FV	503,200	5100	7,000.	504,000	1,012,300	1,012,300	Year End Roll	12/18/2019
2019	111	FV	446,900	5100	7,000.	535,500	987,500	987,500	Year End Roll	1/3/2019
2018	111	FV	446,900	5100	7,000.	390,600	842,600	842,600	Year End Roll	12/20/2017
2017	111	FV	419,200	5100	7,000.	340,200	764,500	764,500	Year End Roll	1/3/2017
2016	111	FV	419,200	5100	7,000.	289,800	714,100	714,100	Year End	1/4/2016
2015	111	FV	377,600	5100	7,000.	283,500	666,200	666,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT   PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11973-351		3/29/1971		46,800	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2015	1202	New Wind	5,880		8/25/2015			Install 12 replace

LEGAL DESCRIPTION

User Acct	16271
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	07/10/17
Land Unit Type:	

!2013!

PRINT

Date	Time
12/29/21	20:56:00

LAST REV

Date	Time
08/03/17	16:55:45
ekelly	

2013

USER DEFINED

Prior Id # 1:	16271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
11/19/2015	Permit Insp	PC	PHIL C
2/18/2009	Measured	345	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA   ___/____/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7000		Sq. Ft.	Site		0	80.	0.90	1										504,000						504,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

EXTERIOR INFORMATION

Field	Value
Type:	20 - Apts 4-8
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	4 Total: 4
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	2 - Slate
Color:	beige
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1902 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Field	Value	Rating
Full Bath	4	Average
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:		

OTHER FEATURES

Field	Value	Rating
Kits:	4	Average
A Kits:		
Frpl:		
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	140.00
Size Adj.:	0.98143935
Const Adj.:	1.04019594
Adj $ / SQ:	142.924
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	770142
Depreciation:	238744
Depreciated Total:	531398

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1							# Units	4		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16	BRs: 8	Baths: 4	HB								

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	4	2	M
Totals			
4	16	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Field	Value
Juris. Factor:	
Special Features:	0
Final Total:	531400
Before Depr:	142.92
Val/Su Net:	93.06
Val/Su SzAd	167.74

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,632	42.880	69,976
SFL	Second Floor	1,632	142.920	233,253
FFL	First Floor	1,536	142.920	219,532
UAT	Upper Attic	408	100.050	40,819
EFP	Enclos Porch	275	38.620	10,620
OFP	Open Porch	195	25.960	5,063
ENT	ENTRY	32	27.460	879
	Net Sketched Area:	5,710	Total:	580,142
Size Ad	3168	Gross Area	6934 FinArea	3576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	111			5,100			5,100

More: N		Total Yard Items:	5,100	Total Special Featues:		Total:	5,100